

90 Copperfield Court SE  
Calgary, Alberta

MLS # A2173731



## \$434,900

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** None

SUN FILLED SOUTH FACING UNIT BACKING ONTO GREENSPACE! Welcome to this updated townhome with a phenomenal floor plan, and one of the few units in the complex that backs onto a green patch. Brand new modern flooring and paint throughout, and soaring ceilings greet you as you enter this bright and open home. The main floor family room features vaulted ceilings with numerous windows filling the room with natural light, and overlooks the green space with direct access to your balcony. Head up a few steps and you will find an open concept kitchen fitted with plenty of cabinetry and countertop overlooking the family room. There is also a dedicated dining room that is perfect for entertaining and family dinners. A half bath and laundry room complete this level. Upstairs you will find an ideal setup of 2 primary bedrooms each with their own private ensuites, and separate walk in closets. There is also a developed lower level that is perfect for a TV/games room, and a ton of storage space. Single attached garage that is fully drywalled with a driveway for an additional vehicle, great location that is close to schools, parks, transit, and amenities and located in a well maintained complex!